

Heron Close, Brownhills
Walsall, WS8 6EH

Offers in Excess of £260,000

Brownhills

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A contemporary Canalside end town house bursting with versatility and space whilst enjoying a tranquil yet super convenient location.

The property boasts spacious accommodation arranged over three floors while benefiting from off road parking, a garage and enclosed rear garden. Key internal features include three/four bedrooms, large L-Shaped lounge/diner with access to balcony, kitchen, utility room, family bathroom, en-suite to master bedroom and further ground floor WC.

An extremely rare opportunity to purchase a home of this type.





Property Specification

THREE STOREY TOWNHOUSE
 4 BEDROOMS
 UTILITY & W.C.
 DINING KITCHEN ON FIRST FLOOR
 LOUNGE / DINING ROOM WITH BALCONY / CANAL VIEWS

Entrance Hallway

Guest WC

Garage

Utility room

Office/Bedroom Four 9' 0" x 9' 2" (2.74m x 2.79m)

First Floor Landing

Kitchen/Breakfast Room 16' 1" x 9' 3" max (4.89m x 2.83m max)

Lounge Area 19' 8" x 8' 6" (6.00m x 2.58m)

Dining Area 7' 8" x 12' 0" (2.33m x 3.66m)

Second Floor Landing

Bedroom One 9' 3" x 9' 0" (2.83m x 2.74m)

En-suite

Bedroom Two 9' 0" x 10' 11" (2.74m x 3.33m)

Bedroom Three 11' 11" x 6' 10" (3.63m x 2.08m)

Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
 Came on the market: 21st February 2024

Viewer's Note:

Services connected: Mains gas, electricity, water & drainage
 Council tax band: D
 Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

